



Eastin, Darryl

From: Starla M. Hohbach [Budlongs@comcast.net]
Sent: Sunday, April 03, 2011 5:41 PM
To: Eastin, Darryl
Subject: Re: Pt. Wells project
Attachments: Pt. Wells Developer Letter.pdf

Hi there -

Attached, please see my comments regarding the proposed Pt. Wells residential development. While I understand that it is difficult to stop developers from building there, it is the City of Shoreline, King County, and Snohomish County's jobs to ensure this is done in a safe and responsible way. There is no way Richmond Beach Drive as it currently exists can accommodate the amount of traffic this project will bring. And there is no possible mitigation short of condemning dozens of homes to widen the road that will "fix" RB Drive and assist in moving traffic and pedestrians safely and timely through this corridor. Therefore the only way to ensure public safety and mobility is to create an alternate road for vehicle access OR drastically reduce the number of units and people on the property. To proceed with the plan as is with the current road limitations is dangerous and irresponsible city planning.

There are no "traffic calming" devices that can be installed on Richmond Beach drive that will move the volume of traffic we are looking at here. Traffic circles or speed bumps will only impede the flow of traffic and frustrate people's abilities to get in and out of the streets and/or driveways. The two lanes currently on RB Drive are undersized and unsafe in places as it is. There is very little room for pedestrians to walk on the east side and many houses actually abut the road on the west. You cannot widen RB Drive without condemning the existing homes. Any road widening will meet swift legal challenges and may be ruled unconstitutional as an illegal taking of personal property for another individual's or county's profit.

There are no current plans by Metro or Sound Transit to include additional public transit facilities to and from Pt. Wells and it is wishful thinking to try to get people out of their cars. This isn't Europe, people have the freedom and the space to drive and use their motor vehicles however they choose. No developer's "suggestion" or governmental policy will ever change that. It is also wishful thinking that all the residents's needs will be served by the commercial tenants at the Pt. Wells site. And it is unrealistic to think people will pay the high per unit prices needed to charge for the condos to feel "locked in at the compound" at the end of a dead end road. So they will have cars, and creatively park them in the surrounding neighborhoods if they have to.

If this project is not significantly scaled back, please make it clear that the only reasonable choice the residents of Richmond Beach will accept is an alternate road access via the North out of the site. There has never been a clear or cogent message on why this isn't an alternative to moving traffic in and out of the development. At the January public meeting a very weak answer was given that "people probably woudn't use it." No one has ever said a new road can't be created, just that it won't. I think the residents of Richmond Beach and the City of Shoreline deserve better than that. If Snohomish County wants this project so much, they can help share the burdens and the costs and plan this project responsibly.

Thank you for considering my comments.